



4 Bedroom Detached House centrally heated family home.
Caerdova
Talybont, Aberystwyth, Ceredigion. SY24 5EZ

ASKING PRICE: £225,000
www.iestynleyshon.com



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An Attractive Detached Village Residence in a Prime Central Location. This substantial freehold detached four-bedroom residence occupies an enviable position at the heart of the sought-after village of Talybont, within easy walking distance of the local shop and everyday amenities. The property offers well-balanced and versatile accommodation, including two elegant reception rooms, oil-fired central heating, and the benefit of an extended garden area to the side, providing additional outdoor space with scope for further enhancement, subject to the necessary consents. Talybont is a highly regarded commuter village, offering a strong sense of community alongside a comprehensive range of amenities, including a village shop, garage, primary school, place of worship, and public house. The village is ideally positioned approximately 9 miles from Aberystwyth and 9 miles from Machynlleth, both of which provide a wide selection of shopping, educational, cultural, and leisure facilities. The renowned sandy beaches of Borth and Ynyslas are also conveniently located at a distance of approximately 2 miles.



Glasnant Llanfihangel-y-Creuddyn Aberystwyth Ceredigion SY23 4LA

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

The property is of traditional stone construction, featuring solid stone walls beneath a pitched slate roof, with rough-cast rendered elevations. Windows are fitted with modern uPVC double-glazed units, combining character with contemporary comfort. This is a rare opportunity to acquire a spacious and well-appointed family home in a central yet highly desirable village setting, ideally suited to those seeking a refined lifestyle within close proximity of the coast, countryside, and excellent transport links.

GROUND FLOOR

Canopy Porch with front entrance door with leaded colour pattern glass to:

Hallway

Internal porch area with leaded glass panelled door leading to Hallway with red and black tile floor. Panel radiator. twin power point Stairs to first floor and doors to:

Lounge 4.16m x 3.55m

With bay window to front. Slate fireplace surround Three twin power points Double panel radiator.

Dining Room 3.62m x 3.46m

With window to rear. Double panel radiator. three twin power points

Understairs Storage cupboard. With fitted shelves. Window adding natural lights.

Kitchen 3.55m x 3.33m

With range of modern fitted cupboards comprise of eight base cupboards four drawer cupboards Nine wall cupboards. Worktop above housing single drainer stainless steel sink. Four twin power points, cooker control with power point Double panel radiator window to side. Door to:

Utility Room 3.00 m x 1.80m

With wall mounted Worcester gas fired boiler which heats hot water and central heating. Three twin power points. Plumbing for automatic washing machine. Door to lean-to aluminium framed glass house 10' x 6'.

FIRST FLOOR

Approached by easy rise staircase with half landing with steps ascending to:

Rear Bedroom 3.40m x 3.03m

With window to rear. Panel radiator. Two twin power points. Built in storage cupboard.

Bathroom

With panel bath with Triton electric shower unit. Pedestal wash hand basin. Low flush WC. Panel radiator.

Central landing of main Building. m x m With fixed steps leading to attic room and doors to:

Rear Bedroom 3.63m x 3.47m

With window to rear. Double panel radiator. Twin power point

Main Bedroom 4.14m x 3.28m

With bay window to front. double panel radiator. Two twin power point.

Front Bedroom 3.28m x 2.00m

With window to front.. Panel radiator. twin power point.

Attic Room 7.18m x 3.84m

With window to front and rear. two twin power point

Outside With garden to side extending to rear with patio seating area. Detached garden store shed . Other store Shed ideal for garden tools and bikes. Pedestrian access to rear.

Services Mains electric, Gas, Water and drainage. Gas fired central heating system. Council tax band E.

General

Early viewing is highly recommended to fully appreciate the quality, space, and exceptional village-centre position this attractive home offers. Combining traditional construction, generous accommodation, and a highly sought-after location, the property represents a rare opportunity to secure a distinguished family residence within easy reach of the coast, countryside, and key commuter routes. Viewing is essential to appreciate the lifestyle on offer. Please contact Iestyn Leyshon 01970 626585 who will be pleased to arrange your viewing.



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